



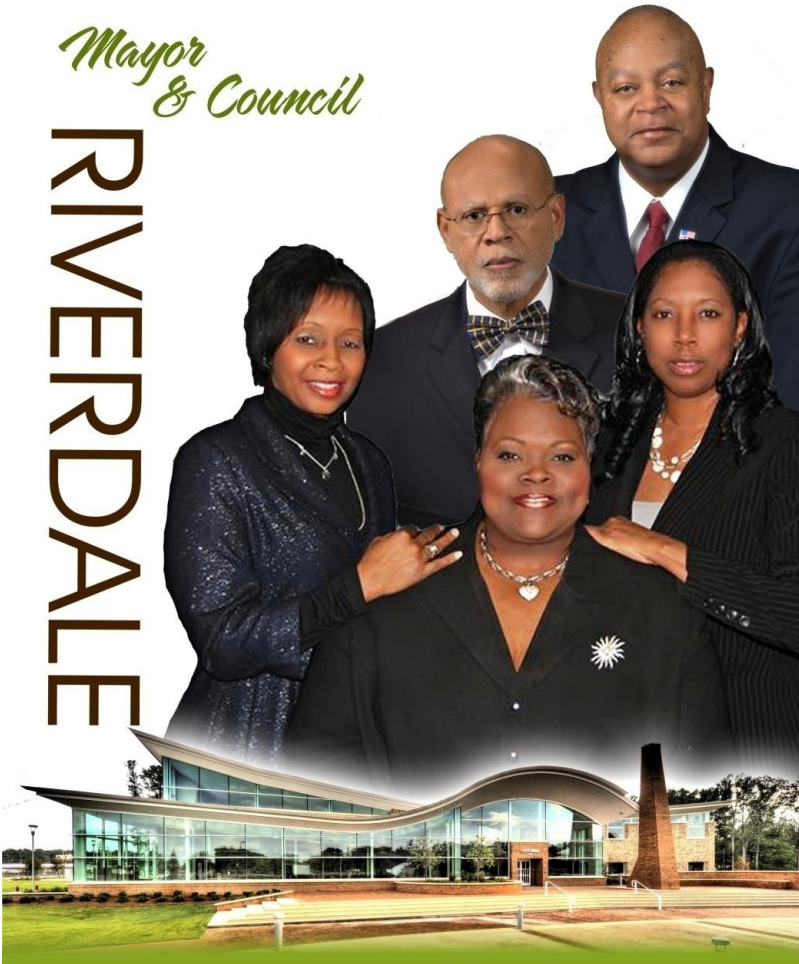
**FEBRUARY 23, 2015**  
**Work Session**

# MINUTES

## MAYOR AND COUNCIL MEETING MINUTES

*Mayor  
& Council*

RIVERDALE



**WELCOME TO THE MAYOR & COUNCIL  
MEETING OF THE CITY OF RIVERDALE.  
THIS MEETING IS OPEN TO THE PUBLIC.**

### **MAYOR**

Dr. Evelyn Wynn-Dixon

### **CITY COUNCIL**

Cynthia Stamps-Jones, Ward 1

An'cel Davis, Ward 2

Wanda Wallace, Ward 3

Kenneth Ruffin, Ward 4

### **CITY MANAGER**

E. Scott Wood

### **CITY ATTORNEY**

L'Erin F. Barnes

**RIVERDALE CITY HALL  
7200 CHURCH STREET  
RIVERDALE, GA 30274  
770-909-8989**

**Meeting Minutes Prepared by:  
Sherry D. Henderson**

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## **MAYOR & COUNCIL WORK SESSION MINUTES MONDAY, FEBRUARY 23, 2015 ~ 5:30 PM RIVERDALE, GEORGIA**

### **A. CALL TO ORDER/WELCOME:**

### **B. ROLL CALL- CITY CLERK**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Evelyn Wynn Dixon	Mayor, At-Large	Present
Cynthia Stamps Jones	Council Member, Ward 1	Present
An'cel Davis	Council Member, Ward 2	Present
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	Present
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	Present

### **C. COUNCIL PARLIAMENTARIAN TO READ RULES OF CONDUCT:**

### **D. APPROVAL OF AGENDA:**

Agenda approved.

### **E. CITY MANAGER'S REPORT, E. SCOTT WOOD:**

MARTA has asked for staff members to attend an Orientation Meeting next week at the MARTA Headquarters. Council Member Stamps Jones asked if the Board could receive a follow-up report from the upcoming meeting. City Manager Wood agreed. He further stated that Council will receive replacement computers next week. Council Member Stamps Jones inquired if Council needed to back up their computers for the replacement. Adrian Campbell, IT Dept staff member, stated that will not be necessary IT will back everything up, passwords will be changed however. City Manager asked the IT Department to provide written instructions for Mayor and Council to access their computers with the passwords. IT Department complied.

Councilman Davis inquired about the Bond. Council Member Stamps Jones further questioned if we are bond heavy, and if the City take on additional bonds for future development.

City Manager explained it's similar to credit card debit, we don't have an overwhelming amount and we should be proud of that.

Mayor Dixon recommended we continue this conversation at a later date.

Council Member Davis inquired about the city's S&P rating. Council member Stamps-Jones asked when did we receive the rating.

Mr. Don Turner stated our rating was raised last month (Jan. 2015)

Councilman Ruffin commented there are some concerns we need to get resolved pertaining to the hospital, regarding an article he read in the Atlanta Journal Constitution.

Mr. Wood commented if anyone would like a copy of the article, he is happy to provide a copy

Mayor Dixon stated we should bring this item back for discussion.

**F. CITY ATTORNEY REPORT, L'ERIN F. BARNES:**

City Attorney Barnes meet with Clayton County Attorney regarding the Inter-Governmental Agreement (IGA) with the County for Election Services.

City Manager Wood inquired if Attorney Barnes has enough information from Mayor & Council to move forward. She stated yes, she is confident about the information received thus far from Council. However, Clayton County commissioners must approve the IGA.

Council Member Wallace mentioned the cost of the election. She stated she will refer back to previous emails.

**G. UPDATES AND DISCUSSIONS, E. SCOTT WOOD, CITY MANAGER.**

**1. Discussion on ADA Handicap Accessibility Plan for Riverdale Town Center.**

City Manager Wood stated that Council wanted the city to achieve additional handicap access for the 7200 Church St. Building.

- ADA ramp compliant on the gravel slope near the black top parking
- Additional ADA compatibility on the rear of the building as well.

**2. Update on Local Maintenance & Improvement Grant (LMIG), 2013-2015.**

City Manager wood explained we are currently off schedule. We will pick-up Bethsaida, Camp Street, and Taylor. Council Member Wallace inquired why.

Mr. Wood stated he would like the city to complete 3 miles per year.

City Attorney Barnes stated we have the updated SDS book.

Camilla Moore stated the total is \$287,000 for the 3 year period.

**H. UPDATES AND DISCUSSIONS, CAMILLA MOORE, DIRECTOR OF PLANNING & ZONING.**

**1. Discussion of candidates for re-appointments to BZA**

The City of Riverdale advertised the vacancy on the Board of Zoning Appeals. Ms. Marion Buck Stallworth showed an interest in filling this position, and further introduced herself and qualifications to the Board for consideration.

Council Member Wallace welcomed Ms. Marian Buck Stallworth

Council Member Ruffin welcome Ms. Marian Buck Stallworth

Mayor Dixon stated that Ms. Buck Stallworth has served as a public administrator for several years.

Ms. Stallworth stated she looks forward to doing her civic duty.

**2. Discussion of Staff Recommendation on Vacant/ Abandoned structures.**

Staff provided Council a list of vacant/abandoned properties. All the properties have been cited. The cost estimates were listed for Council. The Commercial properties are a bit more at \$40,000. The locatable property owners are being nonresponsive. Staff has spoken with the City Mgr., regarding the upcoming FY16 budget the possibility of the city taking the properties.

Council Member Wallace asked what we can do legally about the abandoned properties.

City Attorney Barnes stated we have to have due process. The first step is to cite the property owners based on city's code enforcement violations. Once due process is done, the Judge can declare them uninhabitable.

Council Member Wallace indicated the 750 Main Street building has been cited several times.

Rodents in the building create a public nuisance.

Attorney Barnes was not sure what happened with the 750 Main Street Building. However, if the case is closed, we will need to open a new case. The City of Riverdale is part owner of the 750 Main St. Building.

Mayor Dixon stated the building was once the city courthouse.  
Attorney Barnes inquired if it has been filed as a historical landmark.

Council Member Stamps-Jones asked the timeline for an In-Rem Judicial.

Attorney Barnes stated 90 days or less.  
Council Member Stamps Jones asked about the time line for demolish

Attorney Barnes stated, 4 to 5 months. The Mayor and council would have to approve and grant authority to spend the money.

City Manager Wood indicated the whole process is roughly 6 months.

Council Member Stamps Jones asked if the City Manager could assign someone to this task/project.

Attorney Barnes stated she is more than happy to take this responsibility because it is a legal matter. She indicated the city may have to adopt a Judicial In-Rem Ordinance.

The total estimated cost is approx. \$220K for residential and commercial and \$100K for residential only.

### **3. Update on MARTA Shelters/Bus Route (Permitting)**

MARTA purchased four (4) of their permits. They are still requesting a fee waiver. MARTA still has several more stops to construct in the future. MARTA has already put the netting up to identify the location of the Bus Shelter. City Manager reviewed the location with staff it was satisfied.

Council Member Stamps-Jones asked if the Board was for or against waives the permits for MARTA.

Mr. Wood stated at the last Council meeting (1/26/2015), Council took no action on the measure to waive permits.

Council Member Stamps-Jones stated Ms. Roberta Abdul-Salaam worked hard to help bring MARTA to Clayton County. She does not want to give the perception that we are trying to get financial gain from this. We should provide a service to the people. Without transportation citizens lost their jobs.

Council Member Wallace stated we should not waive the MARTA permits.

Mayor Dixon polled the Board regarding MARTA permits

Council Member Davis stated we should waive the permits.  
Council Member Stamps-Jones stated we should waive the permits.  
Council Member Ruffin stated we should waive the permits. It shows a good faith effort.

City Attorney asked if it pleases the Board will a resolution be prepared for Business Session, or if they will give the City Manager the authority to waive the permits.

#### **4. Overview on selection of Gate-Way Signage**

Brown Design Group gave us six (6) options to consider. Prior to moving forward with the architectural plans, staff would like to know which designs are Mayor and Council prefers. She asked if the Board could give the City Manager Wood their input.

Mayor Dixon asked if we are prepared to make a decision tonight.

Council Member Davis and Mr. Wood like options #2

Council Member Ruffin stated it doesn't matter. He will go with the consensus of the Board.

Council Member Wallace commented we can move forward with option #2

Council Member Stamps-Jones added they all look good, we can move forward with #2

Attorney Barnes stated she did not prepare the resolution, because she was not sure what we were trying to achieve.

Ms. Moore indicated that Brown Design Group provided a revision after her conversation with Attorney Barnes.

#### **5. Update on Transportation Enhancement (TE) Grant and GTECH Services**

The City must be completely through with this project by end of year (2015). Georgia Department of Transportation (GDOT) requires us to do a draw this week. Our first draw will be issued by Friday.

No questions from the Board.

#### **6. Discussion on rezoning for Cell Tower (2015U-0004)**

Sprint is applying for a Use Permit to upgrade their existing equipment. Sprint proposes adding 3 panel antennas, 3 RRU's, and 1 fiber cable to operate and provide service for the cell tower located at 6794 Highway 85 Riverdale, GA 30274.

No questions from the Board.

### **I. DISCUSSION OF ITEMS FOR NEXT COUNCIL MEETING.**

Mayor Dixon polled the Board regarding the next scheduled date for Council Meeting – Mar 9th. Members of the Board will be in Washington, DC attending the annual National League of Cities Congressional Conference.

Council Member Wallace agreed to cancel the Mar 9th meeting, next meeting will be Mar 23.

Council Davis agreed to cancel the Mar 9th meeting date.

Council Member Ruffin agreed to cancel the Mar 9th meeting date.

Council Member Stamps-Jones does not wish to simply cancel the Mar 9th meeting date; she would like to reschedule the date instead. She stated we are in the Budget Season, and Council does not meet enough to take care of the business of the city.

- J. RECESS INTO AN EXECUTIVE SESSION TO DISCUSS LEGAL MATTER AS PROVIDED IN THE GEORGIA STATE CODE SECTIONS § 50-14-21(1) and § 50-14-3(b)(1)(A), AND DISCUSS PERSONNEL MATTER PROVIDED IN O.C.G.A § 50-14-3 (b)(2).**

The time was 6:41PM

- K. RECONVENE INTO BUSINESS SESSION AND ADJOURN.**

There being no further business to come before Mayor & Council, Council Member Wallace motioned to adjourn. Council An'cel Davis offered the second. The time was 7:05PM.